



AGENDA

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, FEBRUARY 1, 2007
AT 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER**
- 2. HEAR CITIZENS**
- 3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST**
- 4. CONSENT AGENDA (Items may be removed at the request of two Commission members.)**
 - A. CONSIDERATION – Street Closing [SC06-05](#)** **J. Dean**
A request to permanently close public right-of-way for a portion of Tabor Road and a portion of 31st Street adjoining Block 272 of the Bryan Original Townsite in Bryan, Brazos County, Texas.
 - B. CONSIDERATION – Alley Closing [AC06-03](#)** **J. Dean**
A request to permanently close a portion of the public right-of-way for W. 20th Street and a portion of the alley of Block 165 of the Bryan Original Townsite in Bryan, Brazos County, Texas.
 - C. CONSIDERATION – Final Plat [FP07-01](#)** **M. Zimmermann**
Proposed final plat of Autumn Lake Subdivision - Phase 1, consisting of 16.824 acres of land adjoining the northwest side of West Villa Maria Road between Mana Court and Kingsgate Drive in far southwestern Bryan, Brazos County, Texas.
 - D. CONSIDERATION – Final Plat [FP07-02](#)** **L. Guindi**
Proposed final plat of Bryan Towne Centre consisting of 60.3694 acres of land adjoining the south side of Briarcrest Drive in east Bryan, Brazos County, Texas.

REQUESTS CONCERNING 5.92 ACRES OF LAND LOCATED AT THE DEAD END OF DEBBIE DRIVE IN EAST CENTRAL BRYAN, BRAZOS COUNTY, TEXAS (Commission has final approval on the Conditional Use Permit; appeals may be directed to City Council.)

- 5. PUBLIC HEARING/CONSIDERATION – Conditional Use Permit CU06-16** **J. Dean**
A request to allow eleven patio homes in a 'RD-5' Residential District 5000 located at the existing terminus of Debbie Drive off of Red River Drive at the existing dead end of Debbie Drive in east central Bryan, Brazos County, Texas.
- 6. CONSIDERATION – Final Plat FP06-20** **J. Dean**
Proposed final plat of Briar Meadows Creek Subdivision – Phase 1, consisting of 5.92 acres, located at the dead end of the existing Debbie Drive in east central Bryan, Brazos County, Texas.

REQUESTS FOR APPROVAL OF RESUBDIVISION

- 7. PUBLIC HEARING/CONSIDERATION – Replat RP06-18** **J. Dean**
Replat of Block 272 of the Bryan Original Townsite consisting of a .5105 acre tract along Tabor Road between 30th Street and 31st Street in Bryan, Brazos County, Texas..
- 8. PUBLIC HEARING/CONSIDERATION – Replat RP06-20** **J. Dean**
Replat of Block 165 of the Bryan Original Townsite consisting of .5900 acres of land at the southwest intersection of West Martin Luther King Boulevard and N. Sims in Bryan, Brazos County, Texas.

REQUESTS FOR APPROVAL OF VARIANCES (Commission has final approval; appeals may be directed to City Council.)

- 9. PUBLIC HEARING/CONSIDERATION – Planning Variance PV07-05** **M. Zimmermann**
A request for a 20 foot variance from the minimum 25 foot front building setback generally required on lots in residential zoning districts, to legitimize previous installation of a carport that extends within 5 feet from the front property line at 1606 Cedar Street, Lots 6 and 7 in Block 12 of Woodlawn Addition in Bryan, Brazos County, Texas.
- 10. PUBLIC HEARING/CONSIDERATION – Planning Variance PV07-07** **R. Haynes**
A request for a 1.5 foot variance from the minimum 5 foot side setback requirement to correct a construction error at 2606 Louisa Court in Briar Meadows Subdivision, Block 2, Lot 16 in Bryan, Brazos County, Texas.

REQUESTS FOR APPROVAL OF REZONING (Commission makes recommendation; City Council has final approval.)

- 11. PUBLIC HEARING/CONSIDERATION – Rezoning RZ07-07** **J. Fulgham**
A request to change the zoning classification from 'SC-B' South College Business to 'DT-S' Downtown South for 401-429 South Main, specifically occupying all of Block 100 in the Bryan Original Townsite in Bryan, Brazos County, Texas.
- 12. PUBLIC HEARING/CONSIDERATION – Rezoning RZ07-08** **R. Haynes**
A request to change the zoning classification from 'RD-7' Residential District 7000 to 'R-NC' Residential Neighborhood Conservation District for 133 lots situated around and along Carter Creek Parkway between Esther Drive and Villa Maria Road in Bryan, Brazos County, Texas.

13. PUBLIC HEARING/CONSIDERATION – Rezoning [RZ07-09](#)

J. Fulgham

A request to change the zoning classification from 'RD-5' Residential District - 5000 to 'R-NC' Residential Neighborhood Conservation District for all lots in the Southview Terrace Subdivision located in the area of Tanglewood Drive, Southview Drive and Midwest Drive in Bryan, Brazos County, Texas.

14. COMMISSION CONCERNS

15. ADJOURN

FOR INFORMATION ON TDD, SIGN LANGUAGE INTERPRETATION, OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT (979) 209-5120 AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING.